

Applicant	Premier Developers III Associates		
Request	Site Plan Level IV Approval /IOA		
Location	545 Bayshore Drive – shown on the attached location map as Exhibit 1		
Legal Description	Lots 4, 5 and 6, Block 7 Birch Ocean Front Subdivision, P.B. 19, P. 26		
Property Size	50,520/1.16 acres		
Zoning	IOA, Intracoastal Overlook Area		
Existing Land Use	Vacant parcel		
Future Land Use Designation	Regional Activity Center, Central Beach Area		
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Permitted Uses, Central Beach Regional Activity Center		
Other Required Approvals	City Commission Approval of Site Plan		
Applicable ULDR Sections	47-12, Central Beach District Requirements 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility Requirements		
Setbacks/Yards	Required	Minimum permitted per Site Plan Level IV	Proposed
	Front	20' (both principal bldg and amenity bldg)	20' (principal bldg) ±52' (amenity bldg)
	Rear	½ height at building height location (both principal bldg and amenity bldg)	20' (principal bldg) ±48' (amenity bldg)
	Side	½ height at building height location (both principal bldg and amenity bldg)	Principal Bldg: 40' (North) and 40.25' (South) Amenity Bldg: 10'
	Required		Proposed
Lot Density	60 du/ac – (Zoning in Progress 48 du/ac) x 1.16 ac. = 55.68 D.U.		55 D.U.
Lot Width	N/A		±320'
Building Height	150' Max. (Zoning in Progress 150' less 20% = 120' Max.)		120' (principal bldg.) ±25' (amenity bldg)
Structure Length	200' max.		Principal Bldg: 200' (N-S) and 122' (E-W) Amenity Bldg: ±40' (N-S) and ±68' (E-W)
Floor Area Ratio	None Required		4.21 4.97 w/garage
VUA Landscaping	297 SF		2,884 SF
Landscaping Lot Coverage	12,630 SF		13,041 SF

Open Space	N/A	N/A
Parking	116	118
Notification Requirements	Sign notice along each right-of-way (Sec. 47-27.4)	
Action Required	Determine whether the proposed development meets the standards and requirements of the ULDR and criteria for site plan level IV development and shall forward its recommendation to the City Commission.	
Project Planner	Name and Title	Initials
	Donald Morris, AICP, Planner III	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Services Manager	
Authorized By		
Approved By		

Property/Project Description:

This item was deferred from the October 15, 2003 Planning and Zoning Board meeting at the applicant's request.

This is a request to construct a 10-story (eight [8] residential floors over three [3] levels of parking – one level below grade, together with two [2] residential units that face the intracoastal waterway on the first floor) 55-unit multi-family building, and a 2-story amenity building in the IOA zoning district in the Central Beach Regional Activity Center (RAC).

Both the principal building and the amenity building have a contemporary design. The entryway for the principal building faces Bayshore Drive. Decorative grates (for the parking garage fenestration) are provided for the first two (2) floors, with balconies and decorative railing on the remaining floors, which are residential. Two (2) circular features are proposed on the roof that will house the mechanical equipment, together with an arched parapet at the roofline. A rooftop terrace for use by the residents is also proposed. The amenity building is located south of the principal building and is of a similar architectural design with balconies and an arched roof.

Pursuant to Sec. 47-12.5.D.1.d.i. and ii – Reduction of Yards for Developments of Significant Impact (Site Plan Level IV), the applicant is requesting that the side yards be reduced to 40' and the rear yard be reduced to 20' for the principal building, and that the side yard be reduced to 10' for the amenity building. As proposed, the side setbacks of the principal building (40') have been reduced 33% and the rear setback (20') has been reduced 66% from the standard setback requirement of ½ the height of the building (60'). The side setback of the amenity building (10') has also been reduced 20% from the standard setback of ½ the height of the building (12.5').

A swimming pool with a deck is proposed immediately west of the amenity building. The proposed swimming pool encroaches approximately 11 feet into the required rear setback. A rear yard modification for the swimming pool is being requested (Section 47-19.2.BB.2).

The properties that front the Intracoastal Waterway along Bayshore Drive are all in the IOA District. The IOA District is designed “to allow slightly more intense uses than permitted in the NBRA (North Beach Redevelopment Area).” (Page 4 of the Fort Lauderdale Central Beach Revitalization Plan). As such, the height, scale and mass of these properties are generally greater than those located to the east in the NBRA District. A map is attached as **Exhibit 2** depicting the number of floors for various buildings in the IOA District and within 300’ of the subject property.

In July 2002, the City Commission implemented Zoning in Progress for this area. The height and density limits were reduced by 20%. The height was reduced from 150’ to 120’ and the density from 60 du/acre to 48 du/acre. This proposal meets those Zoning in Progress limitations.

Parking and Traffic:

The parking requirement for this development is 116 spaces, the applicant is providing 118.

This project will generate 230 trips per day (4.18 TPD/unit). This equates to 34 peak hour trips, which will be subtracted from the 3,220 peak hour trips allowed in the Central Beach by the 1989 Action Plan. This will leave a balance of 1,543 peak hour trips in the Central Beach Area.

Adequacy Requirements and Neighborhood Compatibility:

The applicant has submitted a narrative (**Exhibit 3**) regarding how this proposal complies with the Adequacy Requirements (Section 47-25.2).

A narrative has also been submitted addressing by the applicant regarding compliance with Section 47-25.3. Neighborhood Compatibility Requirements and Design and Community Compatibility Criteria (**Exhibit 4**). The following reflects staff’s review of the applicant’s narrative:

A. Bulk Controls

4. Yards: The applicant has provided the minimum yards as permitted through the reduction of yards allowed through the Site Plan Level IV process, and has also provided a table comparing the adjacent existing development to the proposed development (listed as Exhibit B-1 in **Exhibit 4**). There is no discussion in the narrative of the existing yards of the adjacent developments and any parallels that they may have to the yards of the proposed development. Proposed yards should be consistent with those of adjacent developments pursuant to Section 47-25.3.A.3.e.iv.b. Yards are required to provide for the flow of air and light. The applicant has not sufficiently addressed how the proposed reduction in yards and the subsequent restriction of the flow of air and light, is mitigated.

B. Massing Guidelines

1. Overall Height: The height of the structure has not been addressed. Rather, the applicant has chosen to discuss the façade treatment. As proposed, the height of the structure is contained in a single volume of continuous height, with no variation. The only variation to the building height occurs with the rooftop features, which actually give the building a more massive appearance. Variation in building height is encouraged pursuant to Section 47-25.3.A.3.e.iv.c to help mitigate impacts caused by the mass of the building.

Comprehensive Plan Consistency:

The Future Land Use Element of the Comprehensive Plan permits up to 5,500 dwelling units in the Beach RAC. This request is for 55 units. With this project, there is a balance of 1,637 units available. The proposed development is also within the limits set by the Fort Lauderdale Beach Action Plan which restricts development growth to the equivalent of no more than 3,200 peak hour traffic trips. The total peak hour trips generated by this development is 34, there are 1,543 trips remaining.

The Development Review Committee reviewed this proposal on August 12, 2003 and all technical issues have been addressed.

Staff Determination:

Staff finds that this proposal fails to sufficiently address Bulk Controls and Massing Guidelines as they pertain to Neighborhood Compatibility (Section 47-25.3.A.3.e.iv.b and Section 47-25.3.A.3.e.iv.c). The remainder of the application meets the requirements of the ULDR for a beach development permit with the side and rear yards being reduced as per ULDR Section 47-12.5.D.1. under a Site Plan Level IV review.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. Final DRC approval.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.

Memorandum 78-R-03

November 19, 2003

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Planning and Zoning Board Review Option:

The Planning and Zoning Board shall determine whether the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level IV development and shall forward its recommendation to the City Commission.

Attachments

PZ78-R-03/10-15-03/DM

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant